

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: September 20, 2005  
Public Hearing: October 11, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lot 2, Block 9, Lafayette Place, El Paso, El Paso County, Texas from C-1 (Commercial) to C-4/c (Commercial/condition). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code.  
Subject Property: 8021 N. Loop Road. Applicant: Jorge Rivera and Blanca Serrano.  
ZON05-00069 (District 7)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 2, BLOCK 9, LAFAYETTE PLACE, EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO C-4/C (COMMERCIAL/CONDITION). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**WHEREAS**, upon full review of the record, to include citizen input and recommending body reports, as well as pursuant to a general knowledge of the area in question, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *a portion of Lot 2, Block 9, Lafayette Place, El Paso, El Paso County, Texas*, as more particularly described by the meets and bounds in the attached Exhibit "A", be changed from C-1 (Commercial) to C-4/c (Commercial/condition), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly. Further that the property described be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

*A detailed site development plan shall be reviewed and approved by the City Plan Commission prior to the issuance of any building permits.*

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.**

*(Signatures on following page)*


**THE CITY OF EL PASO**

**ATTEST:**


\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

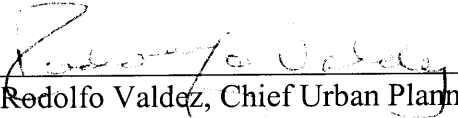
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Matt Watson  
Assistant City Attorney  
Doc No. 16299

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Christina Valles, Planner II  
Planning, Research & Development  
Department

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Redolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DEPUTY DIRECTOR



CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

September 13, 2005

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00069

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The City Plan Commission (CPC), on August 25, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, with a condition to require detailed site development plan, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this application.

**Attachment:** Location Map, Site Plan

## **STAFF REPORT**

**Rezoning Case:** ZON05-00069

**Property Owner(s):** Jorge G. Rivera and Blanca G. Serrano

**Applicant(s):** Jorge G. Rivera

**Representative(s):** Jorge G. Rivera

**Legal Description:** A portion of Lot 2, Block 9, Lafayette Place

**Location:** 8021 North Loop Drive

**Representative District:** # 7

**Area:** 0.37 Acres

**Present Zoning:** C-1 (Commercial)

**Present Use:** Commercial/Vacant

**Proposed Zoning:** C-4 (Commercial)

**Proposed Use:** Used Automobile Dealership

**Recognized Neighborhood Associations Contacted:** N/A

**Surrounding Land Uses:**

<b>North -</b>	R-3 (Residential) / Church
<b>South -</b>	R-3 (Residential) / Single-family
<b>East -</b>	R-3 (Residential) / Drainage channel, Single-family
<b>West-</b>	C-4 (Commercial) / Fence company

**Year 2025 Designation:** Commercial (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, AUGUST 25, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**ITEM # 4**

**Zoning Case: ZON05-00069**

**General Information:**

The applicant is requesting a rezoning from C-1 (Commercial) to C-4 (Commercial) in order to permit a used automobile dealership. The property is 0.37 acres in size and is currently vacant.

The proposed site plan shows an existing building and a new garage to be located on the site. Access is proposed via North Loop Drive with four (4) parking spaces provided. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from C-1 (Commercial) to C-4 (Commercial) with the following condition.

“That a Detailed Site Development Plan be reviewed and approved by the City Plan Commission prior to the issuance of any building permits.”

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

**The Year 2025 Projected General Land Use Map** for the Lower Valley Planning Area designates this property for commercial land uses.

**C-4 (Commercial) zoning** permits a used automobile dealership and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a used automobile dealership be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

- Zoning:
1. Requires 10ft. side setbacks.
  2. Need 6ft. high masonry screening wall abutting residential district.

Landscaping: Landscape ordinance does not apply to this project as presented.

Engineering Department, Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

Fire Department Notes:

No objections.

El Paso Water Utilities Notes:

No objections.

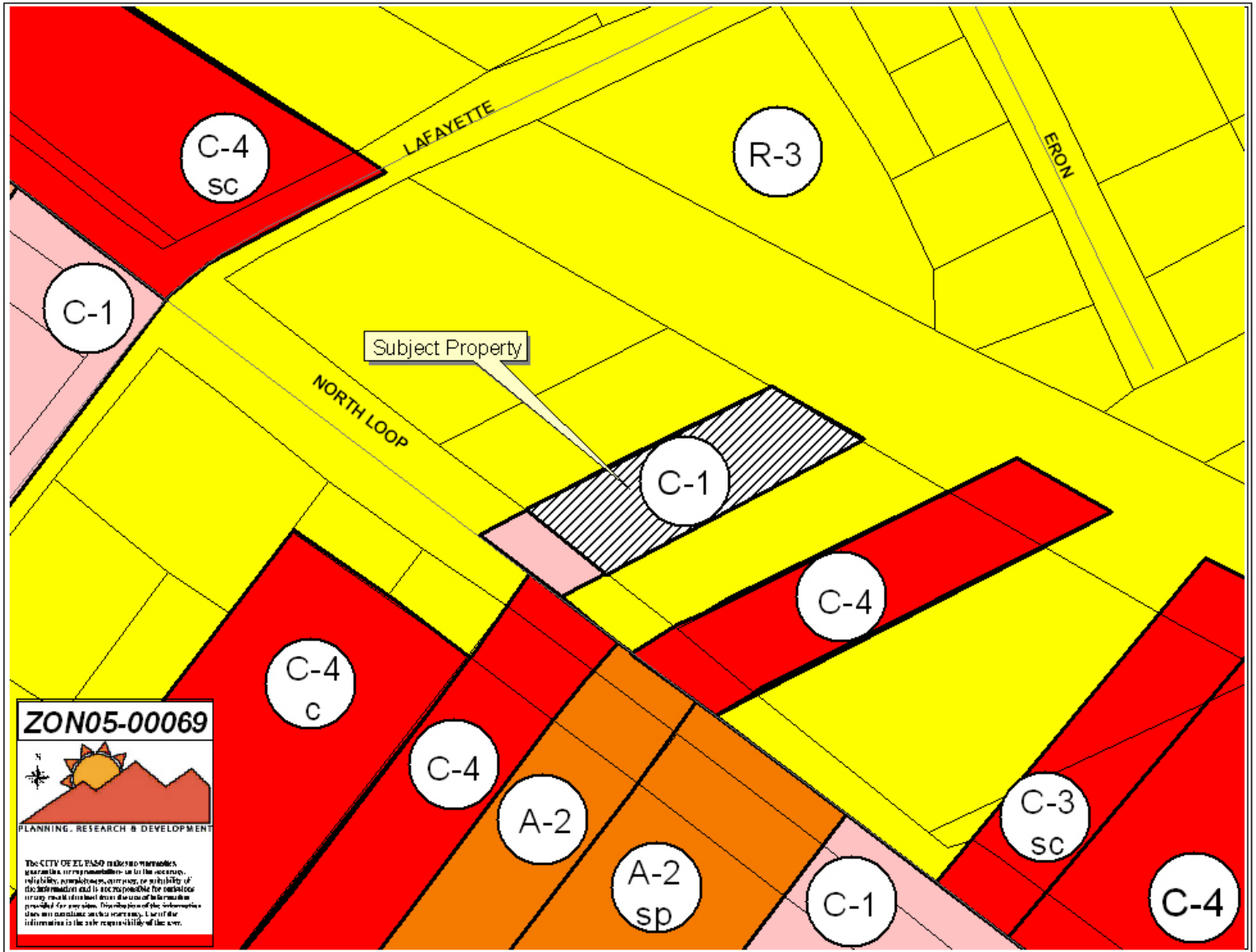
Planning, Research & Development Department Notes:

Recommend approval of the proposed rezoning request with detailed site development plan review approved by the City Plan Commission.

**ATTACHMENT:** Site Plan; Location Map.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

## LOCATION MAP





## AERIAL MAP



Hand-drawn site plan for 8021 North Loop, El Paso, Texas. The plan shows a property bounded by MESA DRAIN to the north, 8021 NORTH LOOP to the east, and an existing sidewalk to the south. The property is divided into several areas:

- Central Building Complex:** Includes an EXIST. BLDG., a NEW 20x30 GARAGE, a NEW ENTRY PORCH, and a PROP. SALES OFFICE.
- North Area:** Includes a SERVICE PARKING AREA and a STORAGE AREA.
- South Area:** Includes a CAR LOT AREA.
- East Area:** Includes a CUSTOMER PARKING area.

The plan includes various dimensions, bearings, and annotations such as "PROPOSED ROCK WALL", "NEW 10' GATES", "EXIST. CHAIN LINK FENCE", and "EXIST. CHAIN LINK FENCE". The address "8021 NORTH LOOP" is prominently displayed at the bottom, along with "Block 9 LAFAYETTE PLACE" and "COUNTY, EL PASO, TEXAS".